

TOWN OF EAGLE
PLANNING & ZONING COMMISSION HELD JOINTLY WITH THE TOWN BOARD
February 4, 2026, 5:30PM
Approved Minutes

Joint Public Hearing by the Town of Eagle Planning & Zoning Commission, Town Board and a Staff Representative of the Waukesha County Department of Parks and Land Use - Planning and Zoning to consider the Conditional Use request (CU140) of Lisa Love to amend the existing Conditional Use for a horse boarding and training facility known as At Liberty Equestrian Center. The applicant proposes to increase the number of horses from fifteen (15) to twenty (20) and would like to offer small classes/clinics. The subject property is described as Lot 1, Certified Survey Map No. 9498, part of the SE ¼ of Section 1, T5N, R17E, Town of Eagle. More specifically, the property is located at S70 W34138 Road X (Tax Key No. EGLT 1732.994.001).

The Public Hearing was opened at 5:31pm. Assistant Town Planner Slotty summarized the application and history of the existing conditional use. The applicant is in attendance. No input was received from the public. The Public Hearing was closed at 5:36pm.

Chairperson Mommaerts called the meeting to order at 5:36pm and led with the Pledge of Allegiance. R. Kugel, C. Mommaerts, R. Hajewski, D. Knauer, D. Domagalski, D. Radtke, T. Samuels, and M. Bendler were present. Also in attendance were Planners Jacob Heermans and Kassie Slotty.

Consideration and Approval of Minutes: *Plan Commission motion by Bendler, seconded by Samuels to approve the meeting minutes of January 7, 2026, with corrections. Motion carried (6-0). Town Board motion by Domagalski, seconded by Hajewski to approve the meeting minutes of January 7, 2026, with corrections. Motion carried (5-0).*

Mommaerts opened the floor for public comments. There were no comments from the public.

Conditional Use request to approve operational changes to At Liberty Equestrian Center on property located at S70W34138 Road X. Tax Key EGLT 1732.994.001. Lisa Love (owner). Appl 2026-02 and

Site Plan/Plan of Operation to approve operational changes to At Liberty Equestrian Center on property located at S70W34138 Road X. Tax Key EGLT 1732.994.001. Lisa Love (owner). Appl 2026-03

Discussion took place on the conditions of approval. It was determined that the list of conditions needed to be cleaned up. *Plan Commission motion by Kugel to approve the Conditional Use Request Application 2026-02 and the Site Plan/Plan of Operation Application 2026-03 with the conditions listed, however the conditions should be brought to a more current standard. Second by Radtke. Motion carried (6-0). Town Board motion by Hajewski, seconded by Domagalski, to approve Application 2026-02 and Application 2026-03 per the recommendation of the Plan Commission. Motion carried (5-0).*

Periodic review of conditional use for hobby kennel for up to 8 dogs located at S108W39555 Oregon Trail (EGLT 1852.016); Richard Novak (owner). Application 2026-01 *Plan Commission motion by Knauer to approve the (three-year extension) Conditional Use Permit for the hobby kennel located at S108W39555 Oregon Trail, Application 2026-01. Second by Kugel. Motion carried (6-0). Town Board motion by Hajewski to approve Application 2026-01 for the periodic review of the conditional use for a hobby kennel per the recommendation of the Plan Commission. Second by Domagalski. Motion carried (5-0).*

Violation updates: Planner Heermans reported on code violations in the Town.

Chairperson Updates: Mommaerts has nothing to report at this time.

Future agenda items: Samuels would like a review of conditional use permits.

Next meeting: Wednesday March 4, 2026, at 5:30PM to be held jointly with the Town Board.

Attorney Bitar arrived at 6:00pm.

Convene into closed session under Wis. Stats. § 19.85(1)(g), for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, specifically to consult with the Town Attorney on code violation issues and enforcement thereof involving property owned by Tom Reynolds located at S70W35196 Township Road X.

Roll Call Vote to go into closed session: Samuels-aye, Bendler-aye, Radtke-aye, Domagalski-aye, Kugel-aye, Mommaerts-aye, Knauer-aye, Hajewski-aye. Entered into closed session at 6:02pm.

Reconvene into Open Session pursuant to Wis. Stat. 19.85(2) for possible additional discussion and/or action concerning any matter discussed in closed session. *Motion by Mommaerts, seconded by Kugel to reconvene to open session. All in favor. Open session reconvened at 6:44pm.*

Motion by Hajewski, seconded by Kugel, to proceed with the action discussed in closed session. Motion carried (5-0).

Motion to adjourn Planning and Zoning made by Samuels, seconded by Knauer. All in favor. Planning and Zoning adjourned at 6:45pm.

Discussion/action on TEAM Committee Knauer prepared a draft agenda and by-laws for whoever takes the lead. Discussion took place on who should head the committee. Further discussion will take place at the February 18 Town Board Meeting.

Motion to adjourn Town Board made by Kugel, seconded by Domagalski. All in favor. Town Board adjourned at 6:54pm.

Respectfully submitted, Mercia Christian, Clerk